

Walcot Court

Key Facts for Tenants (2020/2021)



Property Details

Name of operator	MHA - Methodist Homes
Name of scheme	WALCOT COURT Walcot Gate, Bath, BA1 5UB
Description	37 Apartments: 31 x Single occupancy 6 x Double occupancy Unfurnished flats, in central Bath, with gas central heating, kitchens (tenants supply their own kitchen appliances), and level access showers.
Status of apartments	Purpose-built in 1992 for MHA. Pre-Rented.
Occupancy	Single & Double Occupancy.
Tenure	Assured (non-shorthold) tenancy
Nomination arrangements	Application for placing on the waiting list may come direct or via local authority. MHA may seek references prior to agreeing the tenancy.
Care provider	Residents can choose a care agency of their choice. MHA does provide personal care with our onsite team dependent on staffing resources at the time. We will endeavour to meet your needs where possible.

*For further information please see the **Residents' Handbook***

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Charges when leaving, selling or subletting the property

Repair and redecoration costs Tenants may be charged for any repairs and redecoration that MHA deems necessary to put the property in good order for re-letting. Tenants will have to pay the usual costs associated with moving out of the property.

Other costs Tenants who give notice are liable for all charges due during the four-week notice period. The same liability will fall on tenants if they move into nursing care or, if they pass away, on their estate.

Subletting charges MHA do not allow tenants to sublet their properties.

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Cost of moving into the property

Advance payments	Rent, service charges and wellbeing charges are payable in advance for the month ahead.
Other costs	<p>There is no charge for a care assessment done by MHA. The incoming tenant will be responsible for their own legal costs (if any) and removal costs.</p> <p>The incoming tenant is responsible for informing the utility providers and the council tax office of the date they moved in.</p>

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Ongoing charges payable to MHA

Rent	<p>Rent is payable in advance for the month ahead.</p> <p>1-bed – single occupancy: £91.32 per week 1-bed – double occupancy: £94.08 per week</p>
Service Charge	<p>The service charge is payable in advance for the month ahead. £52.16 per week</p> <p>It covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management.</p> <p>It includes the costs of heating, lighting and water for the communal areas only.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p>
Utilities Charge	<p>Residents pay for their own heating and hot water.</p> <p>Heating (1 person, 1 bedroom flats): £4.37 per week Heating (2 person, 1 bedroom flats): £4.97 per week</p> <p>Water (per flat): £4.96 per week</p>

Ongoing charges payable to MHA continue on the next page.

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Ongoing charges payable to MHA (continued)

Wellbeing Charge	<p>This charge includes help in an emergency, signposting to other support, advice, befriending and advocacy services and the co-ordination of an activities and events programme.</p> <p>Wellbeing staff are on site 24/7.</p> <p>Wellbeing payable in advance for the month ahead.</p>	<p>£64.03 per week (per apartment)</p>
Emergency Response	<p>Emergency response is covered by the Wellbeing charge.</p> <p>This is not a care service but will provide support in a medical emergency and will co-ordinate calls to GP or emergency services.</p> <p>Any other night care will be included in your care plan(s) and form part of your care agreement(s) and will be charged for separately.</p>	<p>Covered by the Wellbeing Charge</p>
Supporting People	<p>Tenants also pay a supporting people charge, which is paid by the local authority for those on housing benefit.</p>	

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Care costs

Personal care charge	<p>This covers the cost of any personal care that is individual to you and provided by MHA.</p> <p>This will depend on staffing resources at the time. We will endeavour to meet your needs whenever possible.</p> <p>For example: for washing, dressing, medication assistance, etc.</p>	<p>£19.17 per hour</p> <p>(Note: This is chargeable in 15 minute intervals)</p>
Nursing Care	<p>MHA does not provide nursing care at this location.</p>	-

*For further information please contact the **Scheme Manager***

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Additional MHA Services

Maintenance service	Maintenance carried out within a residents own property. For example: for small jobs and repairs.	£18.69 per hour (Note: This is chargeable in 15 minute intervals)
Domestic service charge	This covers the cost of any domestic service that is individual to you and provided by MHA. For example: housework (vacuuming, dusting, cleaning kitchens/bathrooms etc.) Not provided in flats, communal areas only.	£17.08 per hour (Note: This is chargeable in 15 minute intervals)
Laundry service	Staff may undertake washing at a cost per load.	£7.16 per load
Escort service	An escort service is available. For example: for a member of staff to accompany you to appointments, to go shopping, etc., if required.	£19.17 per hour (Note: This is chargeable in 15 minute intervals)
Guest room	A guest room is available.	£20.56 for single occupancy £26.52 for double occupancy

All additional services quoted are the same cost at weekends and Bank holidays

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Ongoing costs to external bodies

Utility bills	It is the Tenants responsibility to have their own contracts with a supplier for electricity.	
Council tax	It is the Tenants responsibility to arrange payment of Council Tax. The Council Tax rate varies depending on the property.	-
TV licence	It is the Tenants responsibility to buy their own TV licence. A free licence is available on application to those over 75. If you are blind (severely sight impaired), you are still able to apply for a 50% concession. A concessionary license may be available to tenants that are retired, aged between 60 and 75, or disabled.	£157.50 annual charge
Internet & Telephone provider	Free Wi-Fi is provided in communal areas only. Tenants are responsible for arranging their own broadband supplier and telephone lines.	-

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Insurance arrangements

Responsibility of the operator (MHA)	Buildings, Public Liability and Employers' Liability are included in the service charge.
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Responsibility of the tenant	Home contents insurance is strongly recommended. Tenants can select their own provider. There is an option of taking insurance out through MHA. The Manager can provide more information.
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Your responsibilities

Access for inspections and maintenance	You will be required to allow MHA reasonable access to carry out any emergency repairs, and to carry out scheduled property inspections. MHA will make every effort to agree a convenient time with you for any work carried out.
Access for repairs	MHA retain the right to carry out planned maintenance to your property if required. For example replacing kitchens or bathrooms on a scheme. You do not have the right to refuse such work but the Estates team will give you notice of such work and the scheme manager will make arrangements for you to use communal kitchens and bathrooms during work periods.

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Restrictions

Restrictions on re-letting the property

Tenants must satisfy the scheme's criteria (including age and support needs). The Manager will assess this prior to letting the property. If an individual has personal care needs then this will be assessed prior to letting to ensure these can be met either by MHA or a care agency chosen by the tenant.

*For further information please see the **Residents' Handbook***

Date	1 st April 2020
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For further information on any items, please contact the **Scheme Manager**.

We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate, in connection with a move to an MHA retirement community.

MHA encourage all customers to take independent property valuations, legal and financial advice before signing a document produced in connection with the tenancy of a property.